

Mirasol HOA Executive Board Meeting

Mirasol Community Association

Event Center Conference Room

Thursday April 21, 2011

Members present: Sharlet Lee, Moofie Miller, Rich Ekwall and Wendy Barth

Others present: Mark Betz

Moofie Miller called the executive board meeting of the Mirasol Community Association to order at 3:33 PM on Thursday, April 21 2011.

Approval of Minutes:

Wendy made a motion to approve the minutes and Sharlet seconded the motion. There was a unanimous vote to approve the minutes.

Introductions:

It was decided that no introductions were necessary at this time.

Old Business:

A draft version of the HOA audit was reviewed. It was agreed that no significant changes were necessary and that 2010 was a better year for the homeowner association, compared to earlier years. A copy will be mailed to owners when the final version is ready.

Regarding the capital needs assessment (CNA), it was decided that the homeowners would receive a copy of the CNA summary only. A full report would be available for review in the Mirasol Community Manager's office.

Financial Statements:

For the March statements, it was noted that the events center showed a surplus of \$8500.00. These surplus funds would likely be re-directed back into maintenance expenses for the events center as well as a purchase of additional dog waste stations for the community.

On the Mirasol HOA budget, items to monitor were noted for common areas, water and auditing fees.

On the Mirasol Rental budget, there was minimal commentary due to the small size of the budget.

On the Mirasol homeowner budget, a temporary surplus of \$1699.00 was noted.

Mailbox issue:

A violation letter from the city has not yet been received concerning special mailboxes.

Wendy asked about tree replacement. Rich explained that a contract had been procured for tree removal and replacement. Belmire will be the contractor and the work will be well underway, if not completed, by June 15.

Other notes:

Bill will be talking to Moofie and Wendy early next week regarding stucco concerns.

Mark introduced a draft version of a homeowner interior repair policy. Moofie recommended that this policy be finalized prior to the next HOA meeting.

Sharlet made a motion to adjourn. Wendy seconded the motion. The meeting was adjourned at 4:20 PM.

Respectfully submitted,

Mark Betz